

Table of Contents

Chapter 15-02 Zoning Map Atlas, Districts, and Annexations

15-02-01	Official Zone District Map	1
15-02-02	Zone Districts Established	1
15-02-03	Zone District Boundary Interpretation	3
15-02-04	Amendments and Corrections to the Zone District Map	4
15-02-05	Amendments to Code and Map - Power Of The Planning Commission And City Council	4
15-02-06	Petition For Change - Procedure	4
15-02-07	Planning Commission and City Council Review of Petition for Change	5
15-02-08	Public Hearing Required for Code or Map Amendment	5
15-02-09	Re-Submission of Code or Map Amendment Request	5
15-02-10	Annexation - Criteria For Review and Acceptance	5
15-02-11	Procedures For Annexation	5
15-02-12	Appeals - Annexation	6

Chapter 15-02 Zoning Map Atlas, Districts, and Annexations

15-02-01 Official Zone District Map

The City is hereby divided into Districts, as shown on the Official Zone District Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this Code. The original of the Map shall be located in the Office of the City Recorder. The Official Zone District Map may be stored in non-magnetic non-erasable computer readable media in lieu of paper copies.

15-02-02 Zone Districts Established

For the purpose of this Code, all of the land within the corporate limits of the City of Sandy, Utah, is hereby divided into the following Zone Districts, the boundaries of which Districts are shown on the Official Zone District Map of Sandy:

Abbreviated Designation	Zoning District Name
A-1	Residential/Agricultural District A-1
R-1-40	Residential District R-1-40
R-1-30	Residential District R-1-30
R-1-20	Residential District R-1-20
R-1-15	Residential District R-1-15
R-1-12	Residential District R-1-12
R-1-10	Residential District R-1-10
R-1-9	Residential District R-1-9
R-1-8	Residential District R-1-8
R-1-8(INF)	Residential District R-1-8 Infill
R-1-7.5(HS)	Residential District R-1-7.5 Historic Sandy
R-1-6	Residential District R-1-6
R-2-10	Residential District R-2-10
R-2-8	Residential District R-2-8
RM	Residential District RM
MH	Residential District MH
PUD	Planned Unit Development PUD (density per acre)
IC	Institutional Care District
H	Hospital District
PO	Professional Office District
CBD	Commercial - Central Business District
CBD-O	Commercial - Central Business District - Office Sub-District

Abbreviated Designation	Zoning District Name
CBD-P	Commercial - Central Business District - Parkway Sub-District
AM	Commercial - AutoMall
RC	Regional Commercial District
CR-PUD	Planned Unit Development - Commercial
CC	Planned Center-Community District
CN	Planned Center-Neighborhood District
CN(HSN)	Planned Center-Neighborhood District Historic Sandy Neighborhood
BC	Boulevard Commercial District
CVC	Planned Center-Convenience District
LC	Commercial - Limited Commercial District
ID	Industrial Development District
RD	Research Development District
SD(Harada)	Special Development District Harada
SD(Smart Dairy)	Special Development District Smart Dairy
SD(OS)	Special Development District Open Space
SD(R3.75)	Special Development District Residential SD(R3.75)
SD(R2.3)	Special Development District Residential SD(R2.3)
SD(R2.0)	Special Development District Residential SD(R2.0)
SD(R-1-15)	Special Development District Residential SD(R-1-15)
SD(OS/R-1-12)	Special Development District Residential/Open Space
SD(R-1-10)	Special Development District Residential SD(R-1-10)
SD(R-1-9)	Special Development District Residential SD(R-1-9)
SD(R-1-8/PUD)	Special Development District Residential SD(R-1-8/PUD)
SD(R-1-7)	Special Development District Residential SD(R-1-7)
SD(R-2-A)	Special Development District Residential SD(R-2-A)
SD(EH)	Special Development District Elderly Housing
SD(H)	Special Development District Hospital
SD(PO-Alvey)	Special Development District Professional Office SD(PO-ALVEY)
SD(PO/MF)	Special Development District Professional Office/Multi-Family
SD(PO/R)	Special Development District Professional Office/Residential

Abbreviated Designation	Zoning District Name
SD(MU)	Special Development District Multi-Use
SD(CC/PUD/R)	Special Development District Magna Development SD(CC/PUD/R)
SD(P)	Special Development District Professional Office SD(P)
SD(C)	Special Development District Professional Office SD(C)
SD(CN)	Special Development District Commercial SD(CN)
SD(CvC)	Special Development District Commercial SD(CvC)
SD(X)	Special Development District Ski Connection Commercial
SD(JHS)(Miller)	Special Development District Jordan H.S./Miller Development
SD(Victory Heights)	Special Development District Victory Heights
SD(The Gardens)	Special Development District The Gardens

15-02-03 Zone District Boundary Interpretation

Where uncertainty exists as to the boundaries of districts as shown on the Official Zone District Map, the following rules shall apply (unless a legal description has been recorded by the Sandy City Recorder).

- A. **Roads, streets, highways, or alleys.** Boundaries indicated as approximately following the center lines of roads or streets, highways, or alleys shall be construed to follow such center lines.
- B. **Platted lot lines.** Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. **City limits.** Boundaries indicated as approximately following City limits shall be construed as following such City limits.
- D. **Streams or canals.** Boundaries indicated as approximately following center lines of streams or canals shall be construed to follow such center lines.
- E. **Extensions and distances.** Boundaries indicated as parallel to or extensions of features indicated in Sub-Section 15-02-03-B through 15-02-03-D above shall be so construed. Distances not specifically indicated on the Official Zone District Map shall be determined by the scale of the map.
- F. **Boundary interpretation.** Where physical or cultural features existing on the ground are at variance with those shown on the Official Zone District Map, or in other circumstances not covered by Sub-Sections 15-02-03-B through 15-02-03-D above, the Director shall interpret the district boundaries as referenced in Chapter 15-01 of this Title. Any appeal of boundary location may be made to the Board of Adjustment.

15-02-04 Amendments and Corrections to the Zone District Map

- A. **Amendments to the Official Zone District Map.** Amendments to the Official Zone District Map shall be made in accordance with the provisions of this Chapter and Title 10, Chapter 9 of the Utah Code. After the amendment has been approved by the City Council, the Official Zone District Map reflecting such Amendment shall be promptly forwarded to the City Recorder by the Director after he/she has modified the zone boundary lines as approved by the City Council and placing the date of revision thereon.
- B. **Corrections to the Official Zone District Map.** The Community Development Department Director may make corrections to the Map if it is determined that the original boundary line or other information was not properly transferred to the Official Map after review of the official record and ordinance adopting that boundary location. When making such a correction, the Director shall place the correct information on the Map and the date of revision thereon. The Director shall forward the corrected Map to the City Recorder together with all supporting documentation.

15-02-05 Amendments to Code and Map - Power Of The Planning Commission And City Council

The Planning Commission or City Council may initiate proposals for change or modification of any Chapter or regulation of this Code as necessity may arise.

15-02-06 Petition For Change - Procedure

Any person seeking an amendment of the Land Development Code or map shall submit a written petition designating the change desired to the Sandy City Community Development Department and shall include reasons wherein the proposed amendment would further promote the objectives and purposes of the Code and shall include the required fee. A petition shall include the following:

- A. A letter formally requesting an amendment to the Code and stating the reasons for the request.
- B. A description of proposed amendment and/or a property plat of the area of the requested zone change.
- C. A legal description of the property concerned.
- D. An accurate list of the current names and addresses of all property owners within 300 feet of the property, on mailing labels, as listed on current plat of record (for a zone change only).
- E. A receipt for the fee.

15-02-07 Planning Commission and City Council Review of Petition for Change

Upon the receipt of the petition, the Planning Commission may call a public hearing. Before recommending an amendment to the Code, it must be shown that such amendment is reasonably necessary, and is in the interest of the Code. The Planning Commission shall review the proposal and make a recommendation to the City Council for its consideration. The City Council must hold a public hearing not more than 45 days after the recommendation from the Planning Commission and a motion to approve or deny the requested change must be decided. The Planning Commission shall have 30 days to respond to any request from the Council for recommendation and if none is received within 30 days after the request is made to the chair of the Planning Commission, the Council may adopt the amendment after they have held a public hearing. The City Council may adopt the Zoning Ordinance, map or amendment in the manner required by Chapter 15-01. The fee, if required, provided herein shall not be returnable.

15-02-08 Public Hearing Required for Code or Map Amendment

Before any amendment or change shall be passed by the City Council, a public hearing shall be held by the City Council. Notice of such hearing shall be published in at least one newspaper of general circulation in Sandy City at least fourteen [14] days prior to such hearing. After the required hearing on the proposed amendment, the City Council may adopt or reject such amendment.

15-02-09 Re-Submission of Code or Map Amendment Request

If an application for amendment is denied by the City Council, resubmission of an application for the same amendment shall not be allowed for a period of 12 months, unless totally new facts or information are presented.

15-02-10 Annexation - Criteria For Review and Acceptance

- A. The proposed annexation area shall substantially comply with the requirements of state law currently in effect (Title 10, Chapter 2, Part 4 Utah Code Ann.) or as it may be amended from time to time.
- B. The proposed annexation area shall substantially comply with the policies established by the Sandy City General Plan to the extent that it may address the same, including the City's Annexation Policy Declaration unless determined otherwise by the City Council. Any failure to comply therewith will not invalidate any action taken by the City Council or create a cause of action.

15-02-11 Procedures For Annexation

- A. The procedures for annexation into Sandy City shall substantially comply with those set forth in state law currently in effect or as it may be amended from time to time.
- B. The Community Development Department may establish forms and procedures for applications/petitions for annexation to Sandy City in addition to those set forth by state law.
- C. The fee for annexation shall be set by resolution of the City Council.

15-02-12 Appeals - Annexation

An appeal of the City Council's decision to annex shall be filed only in accordance with the provisions of the Utah Code Annotated as are currently in effect or as may be amended from time to time.